

**FLUVANNA COUNTY**  
**BOARD OF ZONING APPEALS**

**MINUTES**

*August 7, 2007*

Members Present:                   Mr. Harold Morris, Vice Chairman  
                                          Mr. William Anderson  
                                          Mr. Gary Ellis  
                                          Mr. Wendell Pollard

Members Absent:                   Ms. Mary Leland

Staff Present:                      Mr. Bryant Phillips, Planner

**CALL TO ORDER:**

Mr. Morris, Vice Chairman, called the Board of Zoning Appeals meeting of August 7, 2007 to order at 7:30 p.m.

**APPROVAL OF MINUTES:**

Mr. Pollard made a motion seconded by Mr. Anderson to approve the minutes of the June 5, 2007 meeting as presented. The motion to approve was carried with a vote of four (4) to zero (0).

**PUBLIC HEARINGS:**

**BZA 07:05 – Southern Land Holdings, LLC:** A request for a variance to Fluvanna County Code Section 22-8-8.(e) to allow for the reduction in minimum setback required from the edge of the right-of-way from 30 feet to 10 feet with respect to 11.359 acres of Tax Map 18B, Section 5, Parcel 6. The affected property is located in the Rivanna Election District on Route 600 (South Boston Road) just north of its intersection with Route 618 (Lake Monticello Road). The property is zoned R-4, Residential, Limited and within the Lake Monticello Community Planning Area.

Mr. Stuart Guskind spoke as representative for this request.

Public Hearing was opened. No one spoke. Public Hearing was closed.

After some discussion the following motion was offered:

**MOTION:**

Mr. Anderson made a motion, seconded by Mr. Morris to *defer* BZA 07:05.

The motion to *defer* died with a vote of two (2) to two (2). Mr. Pollard & Mr. Ellis opposed.

Mr. Pollard made a motion, seconded by Mr. Ellis to *deny* BZA 07:05. Mr. Anderson & Mr. Morris opposed.

The motion to *deny* died with a vote of two (2) to two (2).

No action was taken and will be heard at the September 5, 2007 Board of Zoning Appeals meeting.

**BZA 07:06 – Palmyra Ventures, CVS:** A request for a variance to Fluvanna County Code Section 22-15-5.(4)(a) to allow for the increase of the maximum height and square footage allowed for monument signs from 24 square feet to 40 square feet and from 6 feet high to 8 feet high with respect to 1.34 acres of Tax Map 18, Section 10, Parcel 7B. The affected property is located in the Rivanna Election District to the southeast of the intersection of Route 600 (South Boston Road) and Abby Road. The property is zoned B-1, Business, General and within the Lake Monticello Community Planning Area.

Mr. David Stevens spoke as representative for this request.

After some discussion the following motion was offered:

**MOTION:**

Mr. Anderson made a motion, seconded by Mr. Pollard to *deny* BZA 07:06.

The motion to *deny* carried with a vote of four (4) to zero (0).

**NEW BUSINESS:**

There will be three Board of Zoning Appeals requests for the September 5, 2007 meeting.

**OLD BUSINESS:**

*None*

**ADJOURNMENT:**

There being no further business, Mr. Pollard offered a motion, seconded by Mr. Anderson, that the Board of Zoning Appeals meeting of June 5, 2007 be adjourned at 8:35 p.m. The motion was carried by a unanimous vote.

Minutes recorded by Bryant Phillips.

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Vice Chairman Harold Morris  
Fluvanna County Zoning Board of Appeals